

**PRC49. APPLICATION FOR REVIEW – PLANNING APPLICATION
P/13/0540/FUL ERECTION OF THREE DWELLINGHOUSES AT
GREYRIGG RESERVOIRS, CALIFORNIA, FALKIRK**

The Committee considered documents which related to the Application for Review for planning application P/13/0540/FUL for the erection of three dwellinghouses at Greyrigg Reservoirs, California, Falkirk.

The Committee heard a short presentation from Mr Whittle, who provided a summary of the application, the papers before the Committee, referring to the Report of Handling and the reasons for refusal of the application now being reviewed. It was noted that there was an anomaly within two of the drawings submitted with the Planning application, and that this would require to be amended by the Applicant.

After discussion, and having heard advice from Mr Henderson, the Committee **AGREED** that they did not have sufficient information to allow them to make a determination and that the meeting would be adjourned to allow Members to conduct an inspection of the site.

**PRC51. APPLICATION FOR REVIEW – PLANNING APPLICATION
P/13/0540/FUL ERECTION OF THREE DWELLINGHOUSES AT
GREYRIGG RESERVOIRS, CALIFORNIA, FALKIRK**

The Committee reconvened to give further consideration to the Application for Review for planning application P/13/0540/FUL for the erection of three dwellinghouses at Greyrigg Reservoirs, California, Falkirk.

After discussion, and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED** that they had sufficient information (a) within the papers provided in relation to the application for Review, and (b) from the unaccompanied inspection of the site, and considered:-

- (1) Policies EQ19 and SC03 of the Falkirk Council Local Plan;
- (2) Policies CG01 and CG03 of the Falkirk Local Development Plan – Proposed Plan;
- (3) Supplementary Planning Guidance Note – Design Guide for Buildings in Rural Areas;
- (4) the Planning History for the site;

- (5) the consultation responses received;
- (6) the comments received from the Roads Development Unit in relation to the site access and the surface water drainage proposals;
- (7) the benefit of the site inspection;
- (8) the nature and size of the site, and the number of houses proposed;
- (9) the Section 75 agreement which relates to a previous Planning Permission in Principle granted for the site which provides for the transfer of land to the Council to allow for road junction improvements;
- (10) the design of the proposed dwellings and the materials proposed for construction;
- (11) the representations submitted and the concerns over the road infrastructure and possible privacy issues, and
- (12) the proposed boundary treatments.

After discussion, the Committee **AGREED** to **GRANT** planning permission subject to:-

- (1) such conditions as the Director of Development Services shall deem appropriate, but to include the following:-
 - (i) a condition that screening around the site would be by means of appropriate planting and not fencing as was proposed;
 - (ii) a condition that the visibility splay at the site entrance will meet the recommendations made by the Roads Development Unit;
 - (iii) a condition specifying that the surface water drainage proposals meet the requirements of the Planning Authority, and
 - (iv) a condition requiring the submission of amended plans ref 2013PL(-)04 and 2013PL(-)06 to the satisfaction of the Director of Development Services.
- (2) to delegate to the Chief Governance Officer the preparation of the decision notice.